



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

June 14, 2005

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

TO: Supervisor Gloria Molina, Chair
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: Mark J. Saladino *for*
Treasurer and Tax Collector

SUBJECT: **UPDATES ON UPCOMING 2005B TAX SALE**

We are in the process of preparing for the upcoming 2005B tax sale scheduled for August 8 and 9, 2005. The tax sale will be held at the Los Angeles County Fairgrounds in Pomona. Below are scheduled activities for this sale:

2005B TAX SALE

- 344 public and taxing agencies, and non-profit organizations were notified of the tax sale on June 3, 2005.
- On June 6, 2005, 1,800 prospective bidders were notified that the auction books were available for sale and were provided with specific information regarding registration requirements. Registration will run from July 8, 2005 through July 29, 2005.
- Official Notice of Auction will be mailed June 24, 2005, to approximately 60,000 parties of interest.
- The publication of the 2005B tax sale is scheduled to be published the weeks of July 4, 11 and 18, 2005, as required by Revenue and Taxation Code 3702.

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- Department of Community and Senior Services will conduct taxpayer counseling sessions for those properties that are homeowner occupied. All contacts will be completed by July 29, 2005. If they are unable to contact the owner, the sale of the affected parcel will be postponed.
- Starting July 5, 2005 through July 29, 2005, the County Police will attempt to establish personal contact with all owner-occupied properties.

Attached is a list of critical dates to remember and information that may be useful when responding to inquiries regarding the **2005B tax sale**, registration dates and how to purchase the auction book. This same information will be available on our website: <http://ttax.co.la.ca.us>. The following telephone numbers can also be provided to the public:

PUBLIC INFORMATION NUMBERS

Bidder registration information:	(213) 974-2040
Information regarding parcels in the tax sale:	(213) 974-2045
To order an auction book:	(213) 974-2647

We anticipate an increase in inquiries due to the above listed activities. Should you have special handling needs, please contact Donna J. Doss, Assistant Treasurer and Tax Collector, at (213) 974-2077 or my office at (213) 974-2101.

MJS:DJD
MD:af
E:2005B tax sale

Attachments

IMPORTANT INFORMATION

INVESTIGATE BEFORE YOU BID

- 1 Read carefully the Official Terms and Conditions of this sale
- 2 Review Assessor's maps for parcel information. Maps can be purchased from the Assessor's Office or accessed at <http://assessor.co.la.ca.us/>.
- 3 Personally visit the property that you are interested in purchasing prior to the sale. Do not trespass. Beware that improvements (structures) indicated in this book or the Assessor's database may no longer exist. The defaulted property is sold on an "as is" basis; no warranty is made by the County.
- 4 The Assessor's property description may indicate a condominium unit; however, it may not be an actual living unit, i.e., it could be a garage, parking stall, or a storage room.
- 5 Complete your purchases to avoid losing your deposit and the rights to the property. Deposits on incomplete sales are FORFEITED.

TO PURCHASE PROPERTY YOU MUST:

- 1 Be a registered bidder to participate at the auction.
- 2 Register between July 8, 2005 through July 29, 2005.
- 3 Know how you wish to have property vested, as **NO** changes to vesting title are allowed after you have registered.
- 4 Have proper form of payment. The only forms of payment for registration and for purchases at the auction are cash, cashier's checks and bank-issued money orders. Personal or business checks will not be accepted. Cashier's checks and bank-issued money orders must be made payable to the **L A County Tax Collector**. Checks made payable to the bidder, or any other party, will not be accepted. Also, credit cards are not accepted.

HELPFUL TIPS

- 1 Register early! The first 200 bidder cards issued will have a choice of prime seating at the auction. Prime seating will only be reserved from 7:30 until 9:00 am. Arrive early!
- 2 Bring cashier's checks and bank-issued money orders in denominations of \$5,000 or less to avoid delays at the cashier lines.
- 3 Obtain updates of parcels remaining in the sale at Tax Collector's website at <http://ttax.co.la.ca.us>. Weekly updates will start June 25, 2005 and daily updates will start July 25, 2005.

NEW

- 1 Auction Trust Account - In response to your request, we are pleased to announce that you can increase your initial registration deposit, and open an Auction Trust Account. Now you won't miss the opportunity to bid on items while standing in the cashier's line. **The last day to open the Auction Trust Account will be August 5, 2005.** See page 8 for more details on the Auction Trust Account.
- 2 \$5,000 is the minimum amount required to open an Auction Trust Account, in addition to the \$1,000 bidder registration deposit.
- 3 Unused monies in the Auction Trust Account and Bidder Registration Deposits will be refunded by mail within 30 days of the sale.

LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR
225 NORTH HILL STREET, ROOM 130
LOS ANGELES, CALIFORNIA 90012

IMPORTANT INFORMATION

Assessor's Map Books Available for Sale	June 6, 2005
Auction Book Available for Sale	June 6, 2005
Bidder Registration Period	July 8, 2005 to July 29, 2005
Last date to redeem tax defaulted property and prevent property from selling at auction	August 5, 2005, 5:00 p.m.
Last date to open an Auction Trust Account	August 5, 2005, 5:00 p.m.
Auction Date	August 8 and 9, 2005, 9:00 a.m.
Auction Location	Los Angeles County Fairgrounds - Pomona Fairplex 1101 W. McKinley Ave., Building #8 Pomona, California 91768
Final pay-off date for properties purchased at the tax sale	September 8, 2005

AUCTION BOOK INFORMATION

A. How to purchase an Auction Book

1. **BY MAIL:** Orders by mail should be addressed to the Los Angeles County Tax Collector, 500 W. Temple Street, Room 114, Los Angeles, CA, 90012. Only a cashier's check or bank-issued money order made payable to the Los Angeles County Tax Collector will be accepted. Personal or business checks will NOT be accepted.
2. **BY TELEPHONE:** Orders by telephone must be directed to (213) 974-2646 or (213) 974-2647 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, and paid by using Visa, MasterCard or Discover Card. Callers must have their credit card number ready when calling.
3. **IN PERSON:** Purchases in person are to be made at the Cashier Windows located on the First Floor - Lobby area of the Kenneth Hahn Hall of Administration, 225 N. Hill Street, Los Angeles, CA, between the hours of 8:00 a.m. - 5:00 p.m., Monday - Friday. Only cash, cashier's checks and bank-issued money orders, Visa, MasterCard and Discover Card will be accepted. Personal or business checks will NOT be accepted.

4. Cost of Auction Book	In Person	Mail & Telephone
Price	\$15.00	\$ 15.00
Sales Tax	1.24	1.24
Postage	N/A	4.75
Total Cost	\$16.24	\$20.99

* All Auction Book sales are final.

B. Where to Purchase Assessor's Maps

A complete set of maps showing the general location and dimensions of all parcels to be offered is available for purchase in the Assessor's Office:

Los Angeles County Assessor's Office
500 West Temple Street
Room 225
Los Angeles, California 90012, (213) 974-3420

You may also be able to access the maps from the Assessor's website at <http://assessor.co.la.ca.us>.

Please note that Assessor's maps are provided **without warranty of any kind** in regard to the property itself. We encourage you to contact the Assessor's Office to validate the parcel description, usage or other features of the property **before** you bid. For example the term "Condominium Unit" in a parcel description may refer to a parking space or garage and **NOT** be an actual living unit.

Beware that maps obtained from any other source may not be accurate. If you have questions regarding the maps or wish to purchase the maps, please contact the Los Angeles County Assessor's Office, 500 West Temple Street, Room 225, Los Angeles, California 90012, (213) 974-3420.

CRITICAL TELEPHONE NUMBERS AND WEBSITES

	<u>Telephone</u>	<u>E-mail</u>	<u>Page</u>
<u>TAX COLLECTOR</u>			
Treasurer and Tax Collector General Information and Auction Information	(213) 974-2111	http://ttax.co.la.ca.us	
Bidder Registration Information and Auction Trust Account	(213) 974-2040		1-4, 8
Information on Properties in Auction (Auction Unit)	(213) 974-2045		
Auction Books Orders	(213) 974-2646 (213) 974-2647		3
<u>ASSESSOR</u>			
Assessor's Maps	(213) 974-3420	http://assessor.co.la.ca.us	4, 11
<u>CONTAMINATION INFORMATION</u>			
California Environmental Protection Agency Department of Toxic Substances Control Cal Sites Help Desk	(916) 323-3400	http://www.dtsc.ca.gov/ database/calsites	10
L.A. County Dept. of Public Works Environmental Program Division 900 S. Fremont Ave., 3 rd Floor Annex Alhambra, CA 91803-1331	(626) 458-3517		10
City of L.A. - Environmental Affairs Dept. 200 N. Springs Street, Room 1905 Los Angeles, CA 90012	(213) 978-0871		10
Water Quality Control Boards			
Most of Los Angeles County		http://www.waterboards.ca.gov/losangeles	10
Antelope Valley		http://www.waterboards.ca.gov/lahontan	
<u>WEED ABATEMENT</u>			
Weed Abatement - Department of Agriculture/Weights & Measures	(626) 575-5487	http://acwm.co.la.ca.us	9(i)
Los Angeles City Fire Department Brush Clearance Unit 200 N. Main St., Room 1620 Los Angeles, CA 90012	(213) 978-3470 or (213) 978-3472		9(i)
<u>IRS</u>			
Internal Revenue Services (IRS)	(213) 576-4456		9(g)